



Inter Departmental Memorandum

TO: City Council

THROUGH: Marcus D. Jones, City Manager

A handwritten signature in blue ink, appearing to be "MDJ", written over the name Marcus D. Jones.

FROM: George Homewood, AICP, Director of City Planning A handwritten signature in blue ink, appearing to be "G. Homewood", written over the name George Homewood.

COPIES TO: Ronald G. Moore, Sr. Design & Rehabilitation Consultant

SUBJECT: Non Standard Lot Certificate – 5101 Hampshire Avenue

DATE: March 11, 2016

Attached is a Certificate for a Nonstandard Lot authorizing development of a nonstandard lot consistent with the process authorized by Council in 2009. The approved design has been determined to be consistent with the character of the neighborhood in which it will be located.

Council requested this information be provided whenever development of a nonstandard lot has been authorized at the time the new ordinance was adopted.

Property Information

Location:	5101 Hampshire Avenue	Neighborhood:	Brandon Place
Zoning:	R-7	Standard Lot Size:	60 Ft. x 100 Ft.
House Type:	2 Story Single Family	Proposed Lot Size:	55 Ft. x 166.5 Ft.
House Size: (Width x Depth)	39.83 Ft. x 42 Ft.	Square Footage:	2256 Sq. Ft.

A copy of the Survey and the Front Elevation is included for your review.

For more information, please contact George Homewood, Director of City Planning at 664-4747 or Ronald Moore, Sr. Design & Rehabilitation Consultant at 664-6778.



**Department of Planning and Community Development
Zoning Certification for Non-Standard Lots**

Applicant Information

Applicant Name:	South East Construction, LLC	Date of Application:	October 15, 2015
Mailing Address:	1909 Blue Knob Road		
City, State, Zip Code:	Virginia Beach, VA 23464		
Phone Number:	757-679-0004	E-Mail:	

Property Information

Location:	5101 Hampshire Ave.	Neighborhood:	Brandon Place
Zoning:	R-7	Standard Lot Size:	60 Feet x 100 Feet
House Type:	2 Story Single Family	Proposed Lot Size:	55 Feet x 166.5 Feet
Proposed House Size:	39.67 Feet x 42 Feet	Square Footage:	2256 SF

The proposed building plans and elevations for development of the site at 5101 Hampshire Ave. and located in the Brandon Place neighborhood in Norfolk, Virginia have been determined to be in keeping with the character of the neighborhood using the standards established by City Council in Section 4-0.15 of the Zoning Ordinance, which include but are not limited to location and placement of windows, doors, roof(s), porch(es), columns, driveways, garage(s), and building height.

Please submit three sets of final plans and elevations to the Department of Planning and Community Development to be stamped "approved". After plans have been stamped, two sets of the approved plans will need to be presented to the Building Safety Division for consistency with Building Code requirements and for issuance of the required building permits.

A handwritten signature in black ink, appearing to read "George Homewood", written over a horizontal line.

George Homewood, AICP, Director
City Planning

February 16, 2016
Date

BC: City Manager's Office
Planning Director
Program Manager
Building Official



PART OF LOT 1

